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16, Wooder Wharf



16, Wooder Wharf, New Road, Bideford, Devon, EX39 5AA



Bideford town centre within walking distance, Instow/Beach 3 miles, Barnstaple 10 miles

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An immaculate first floor apartment within a prestigious development close to Bideford town centre

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- 21' Living/ Dining Room
- 3 Double Bedrooms
- Garage & Secured Parking
- Views over the River Torridge
- Walking distance to town
- Leasehold, council tax band D
- Waterside location
- Would suit main home/investment/second home

Guide Price £399,950



#### SITUATION

Bideford is an attractive port and market town, on the banks of the river Torridge, with a bustling industrious history as a town that rivalled some of the great ports in the country. Once Britain's third largest port, the river was crowded with ships, the quays thronged with merchants, sailors and dockers, Bideford was buzzing with trade and activity. The town still has maritime connections and historic buildings; including a Pannier Market, which now offers a variety of independent shops, butchers, greengrocers, cafe's, pubs and restaurants. There is a thriving and lively music scene, similarly artists & crafts people abound and North Devon's' local food producers are renowned in the SW. Bideford has schooling for all ages (public & private,) a large selection of supermarkets and an outlet village. There is nearby access to the Tarka Trail from Bideford, which affords superb walks and cycle rides extending beyond Torrington and Barnstaple and forming part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer. Westward Ho! boasts a three-mile-long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 or via the railway to Exeter.

#### DESCRIPTION

This superb 3 bedroom duplex apartment has an exceptional waters edge position on the banks of the River Torridge and enjoys a wonderful view over the river to Bideford's Old Bridge, Quayside and surrounding countryside. The apartment, which is spread across two floors, provides well-planned accommodation and benefits from a private riverside balcony as well as a garage and additional dedicated parking space, all ideally located only a short level walk from town.

#### ACCOMMODATION

Number 16 is located on the first floor with

access, from the ground floor through the telecom entry system, the apartment can be reached via the communal staircase. Upon entering you are met with a surprisingly spacious entrance hall which flows effortlessly into the light and airy, vaulted ceiling 21ft living/dining room with large window and seating area to enjoy the views. The kitchen has a range of fitted wall and floor units, integrated fridge/freezer, eye line level double oven, gas hob with extractor above, inset sink and washing machine. Also, on the ground floor is a double bedroom. and bathroom with WC, sink and shower enclosure.

On the first floor are two further double bedrooms, both include fitted wardrobes and have views of the river Torridge. The main bedroom is an attractive 'mezzanine' style and benefits from French doors which lead directly onto the private balcony with brilliant views. The en-suite is spacious and includes a WC, sink with vanity unit and corner bath.

#### OUTSIDE

The apartment comes with a single pitched roof garage with a roof storage area and fitted electrics along with an off street parking space for one vehicle. There is also a shared, enclosed utility and recycling area with rotary washing lines.

#### SERVICES

Gas central heating. Mains water, electric and drainage. Superfast fibre optic broadband.

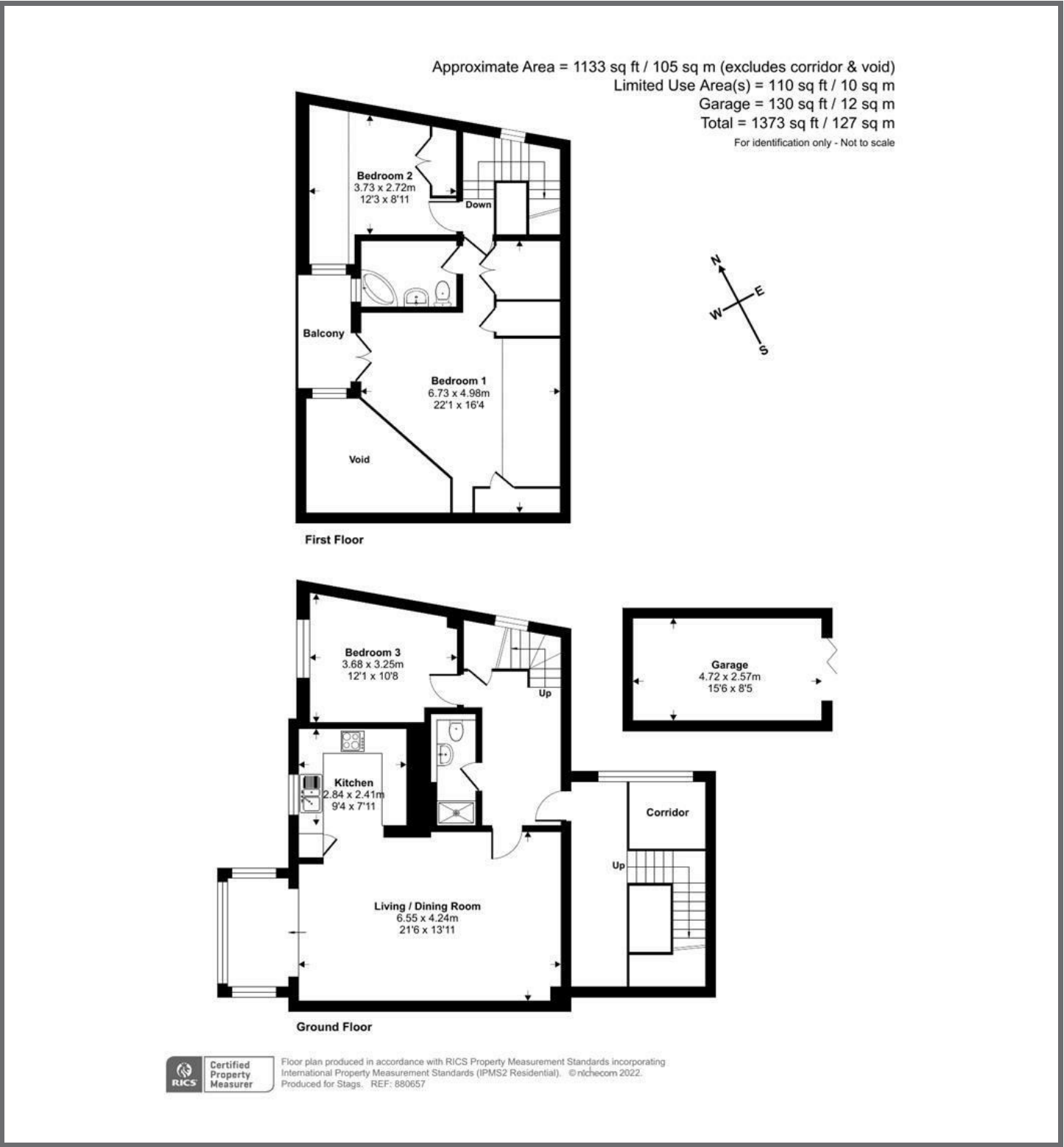
#### SERVICE CHARGE

We understand there is a service charge of approximately £1426 per annum which includes the ground rent and building insurance.









These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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